



\$899,000

48 LINCOLN AVENUE, SARATOGA SPRINGS, NY 12866

<https://fallatigroup.com>

- 1 bath
- Mixed Use
- Commercial Sale
- Active

Price improvement!! This area is known for its steady growth and high property value appreciation, making this an ideal place to set up your business for long-term success in Downtown Saratoga Springs. Zoned commercial/mixed-use and ready for your vision! Easy access on & off the Northway & just one block from Broadway in Saratoga Springs. Walking distance to the Saratoga Race Course, SPAC and many other local attractions. The current building (44'x48') has an open floor plan with the opportunity to build up another level. At 48 Lincoln Ave you have so many possibilities to start your own business to add to this thriving community! All DEC and EPA testing has been done and there is no remediation that is needed. Zoned [...]

Basics



Date added: Added 12 months ago

MLS ID: 202513611

List Agent Email: lvitiello realestate@gmail.com

Days On Market: 134

Lot Size Acres: 0.17 acres

Category: Commercial Sale

Status: Active

Year built: 1960

Contingency: Contingent - Continue to Show

List Office Name: Miranda Real Estate Group Inc

List Agent Office Phone: 518-466-9083

County: Saratoga

Lot Size Dimensions: .17

Type: Mixed Use

Bathrooms: 1 bath

Zoning: Commercial

Directions

Directions: From S Broadway turn right onto Lincoln Ave. Property is located about 250' on your right.

Building Details

Construction Materials: Other, Cedar

Roof: Asphalt

Basement: None

Architectural Style: Commercial, Other

Interior Features

Heating: Forced Air, Natural Gas

Interior Features: Wall Paneling

Cooling: Window Unit(s), None

Bathrooms Total: 1

Exterior Features



Parking: Off Street, On Street, Paved, Public, Public Parking

Lot Size Units: Acres

Lot Size Area: 0.17

Lot Features: Road Frontage, Level, Cleared

Amenities & Features

Sewer: Public Sewer

Water: Public

Electric: 200+ Amp Service

HOA Amenities: None

Other Equipment: Other

Security Features: Smoke Detector(s), Carbon Monoxide Detector(s)

Financial

Special Listing Conditions: Standard

Tax Annual Amount: \$7,160.16

Tax Block: 165.

Tax Lot: 34

Tax Tract: 2

School Information

High School: Saratoga Springs

High School District: Saratoga Springs

